

Tres Suenos Unit Twenty

City of El Paso — City Plan Commission — 11/16/2017

SUSU17-00085 — Major Preliminary



STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

PROPERTY OWNER: JNC Development

REPRESENTATIVE: CEA Group

LOCATION: North of Montana and East of Rich Beem, District 5

ACREAGE: 2.87

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 2.87 acres of land for right-of-way and a public stormwater pond. The property is currently in tract form. Tres Suenos Unit Twenty lies within the Tres Suenos Land Study, which was approved on March 22, 2006. Access to the subdivision is from Montana Avenue.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **APPROVAL** of Tres Suenos Unit Twenty on a major preliminary basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.3	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.1.9.: Development is strongly discouraged within critical arroyos.	Yes, the applicant is not developing along critical arroyos.
2.3.2.a.: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is proposing a new street to connect to Montana, an existing street.
2.3.3.b.: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	The applicant is proposing dead-end streets, however, these will be connected to adjoining property in the future.

NEIGHBORHOOD CHARACTER: Subject property is zoned C-4 (Commercial) and P-R 1 (Planned Residential District 1) and is currently vacant. Properties adjacent to the subject property are zoned P-R 1 (Planned Residential District 1) and the rest lie within the ETJ. Surrounding land uses are residential and commercial developments. The nearest school is Purple Heart Elementary (1.63 miles). The nearest park is Dreamland Park (2.09 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

No objections to proposed subdivision.

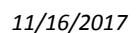
PLAT EXPIRATION:

This application will expire on **(6 months after plat approval)**. Failure to submit the final plat within the specified date, or within an approved six-month extension period, shall require the total resubmission of the preliminary subdivision application which shall be subject to the then existing subdivision regulations.

ATTACHMENTS:

1. Preliminary plat
2. Application
3. Department Comments

2/2022/2022-24 Pro Se vs UIC 345,3002/Pro Se vs UIC 345,3002 Petitioner Pro - No Current Childswo



ATTACHMENT 2



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 12/24/17 A.C.

FILE NO. SUS17-00085

SUBDIVISION NAME: TRES SUEÑOS UNIT TWENTY

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 1-B, SECTION 26, AND A PORTION OF TRACT 4, SECTION 35, BLOCK 79, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.34</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>1.53</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P I D	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>2</u>	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.87</u>	_____
3. What is existing zoning of the above described property? P-R1/C-4 Proposed zoning? P-R1/C-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Proposed storm sewer infrastructure to capture run off and discharge into a proposed ponding area
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 TEXAS | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record JNC Development 12300 Montwood Drive El Paso Texas 79928 (915) 849-0111
(Name & Address) (Zip) (Phone)
13. Developer JNC Development 12300 Montwood Drive El Paso Texas 79928 (915) 849-0111
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

¹Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.

OWNER SIGNATURE: 

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

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ATTACHMENT 3

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants since all lots are zones R-5 meeting the requirements for Two-family dwelling use.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval. No objections to proposed subdivision.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Tres Sueños Unit Twenty**, a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that proposed use for this Subdivision is for a **Public Pond** which under the municipal code definitions is considered a public facility therefore, meets the requirements to be excluded from the calculation for "Parkland dedication" Ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

This subdivision is located with-in Park Zone: **E-8**

Nearest Park: **Dreamland Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER:

We have reviewed the subdivision and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

Water:

There is an existing 24-inch diameter water main extending along the north side of Montana Ave., approximately 12-feet south of and parallel to the northern right-of-way line of Montana Ave. This water main is available for main extensions.

There is an existing 12-inch diameter water main extending along the east side of Mark Aviso St., north of Gr Campuzano Dr. approximately 22-feet west of and parallel to the eastern right-of-way line of Mark Aviso St. This water main is available for main extensions.

A looped water system extension will be required to provide service to the subject property. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

A 16-inch water main is required to be extended along Mark Aviso St., connecting to the 24-inch water main along Montana.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Gr. Campuzano Dr., approximately 27-feet north of and parallel to the southern right-of-way line of Gr. Campuzana Dr. This sanitary sewer main is available for main extensions.

General:

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer. An off-site PSB easement is required for the installation of sewer main by extensions.

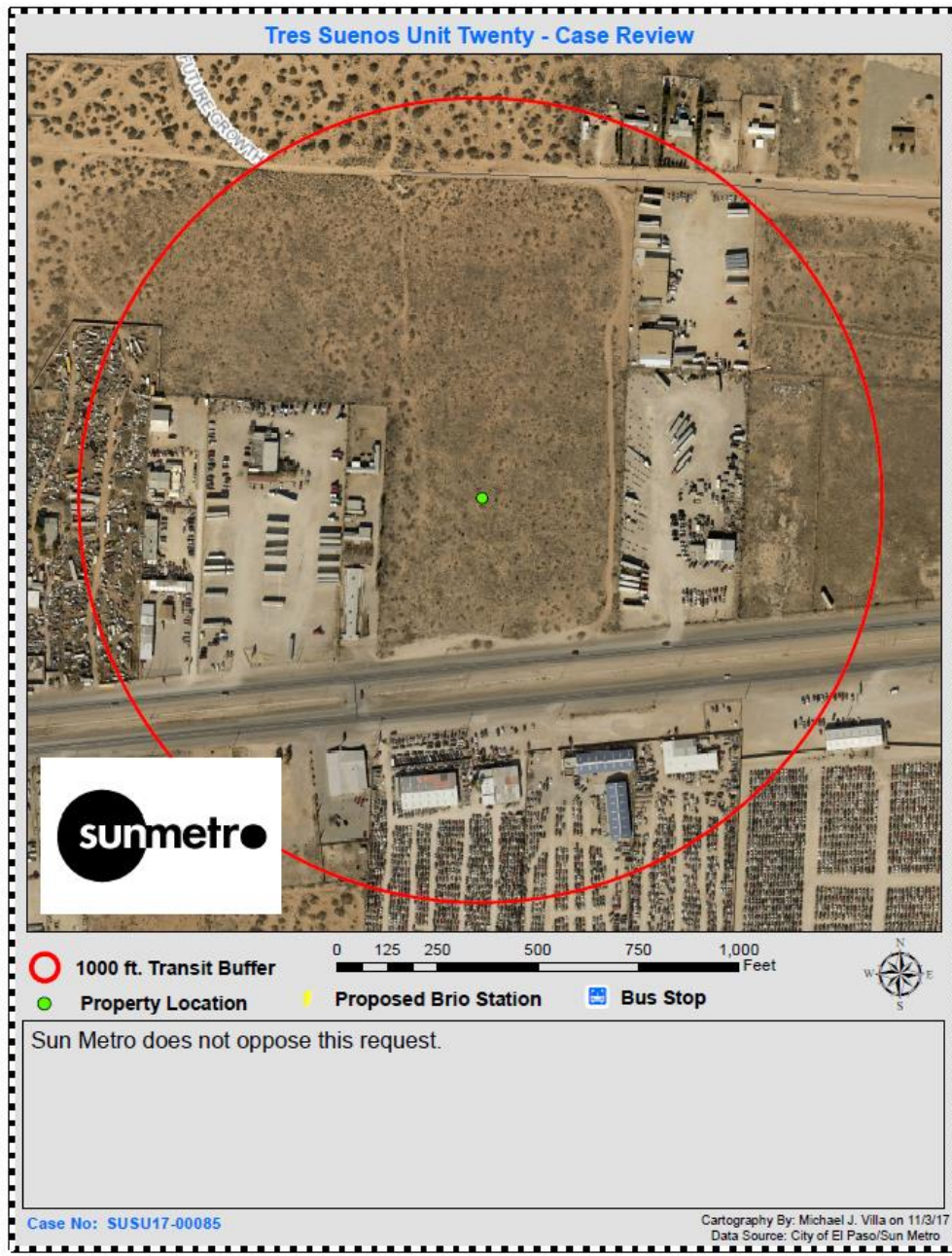
EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

TXDoT:

Please have the requestor/engineer submit plans for access to Montana and the master grading and drainage plan for review and approval.

SUN METRO:



Central Appraisal District:
Correct block number to Block 64.